

Peter Clarke



12 Buttercup Way, Stratford-upon-Avon, CV37 7EQ

- Situated south of the river
- Three bedroom detached home
- Secluded position on a private road
- En suite and bathroom
- Garden room
- South facing gardens
- Garage and driveway



Offers Over £410,000

Situated south of the river on a sheltered private road, this detached three bedroom home boasts two reception rooms, an en-suite, downstairs cloakroom and a southerly facing garden. With a garden room, kitchen diner, gas fire in the sitting room as well as a single garage with a drive, this home offers everything you would want, with walking distance to the town of Stratford, which has multiple shops, restaurants and the famous Royal Shakespeare Theatre.

#### ACCOMMODATION

Entrance hall. Cloakroom with wc and wash hand basin. Sitting room with gas fireplace and large window. Kitchen/diner with range of cupboards and work surface incorporating sink and drainage, integrated oven, four ring gas hob, extractor hood, space for fridge freezer, space for washing machine, pantry, space for dining table and French doors into the garden room. Garden room with fitted blinds, electric roof window, French doors to garden.

Landing. Main Bedroom with fitted wardrobes. En suite with shower cubicle, wc and wash hand basin. Bedroom Two with fitted wardrobes and window overlooking south facing garden. Bedroom Three. Bathroom having bath with shower over, wc, wash hand basin, heated towel rail and vanity cabinet.

Outside is a south facing rear garden with patio, lawn, planted perimeter and Wendy house. To the side is a driveway for two cars and single garage with power and light, space for tumble dryer and eaves storage options.

#### GENERAL INFORMATION

**TENURE:** The property is understood to be freehold. The property is on a private road with a charge of £150 per annum to Trinity Estates for maintenance This should be checked by your solicitor before exchange of contracts.

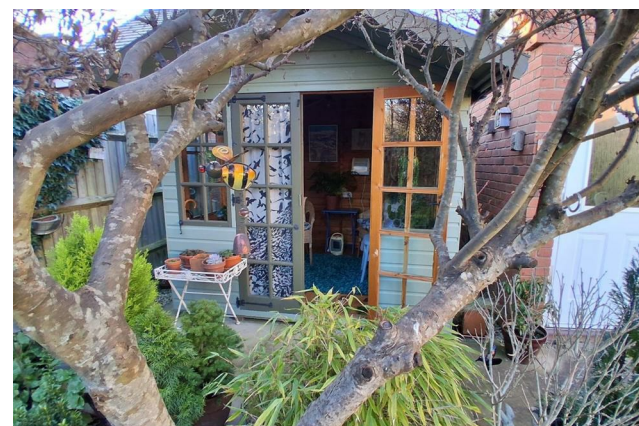
**SERVICES:** We have been advised by the vendor that mains electricity, gas, water and drainage are connected to the property. However this should be checked by your solicitor before exchange of contracts. Gas central heating.

**RIGHTS OF WAY:** The property is sold subject to and with the benefit of any rights of way, easements, wayleaves, covenants or restrictions etc. as may exist over same whether mentioned herein or not.

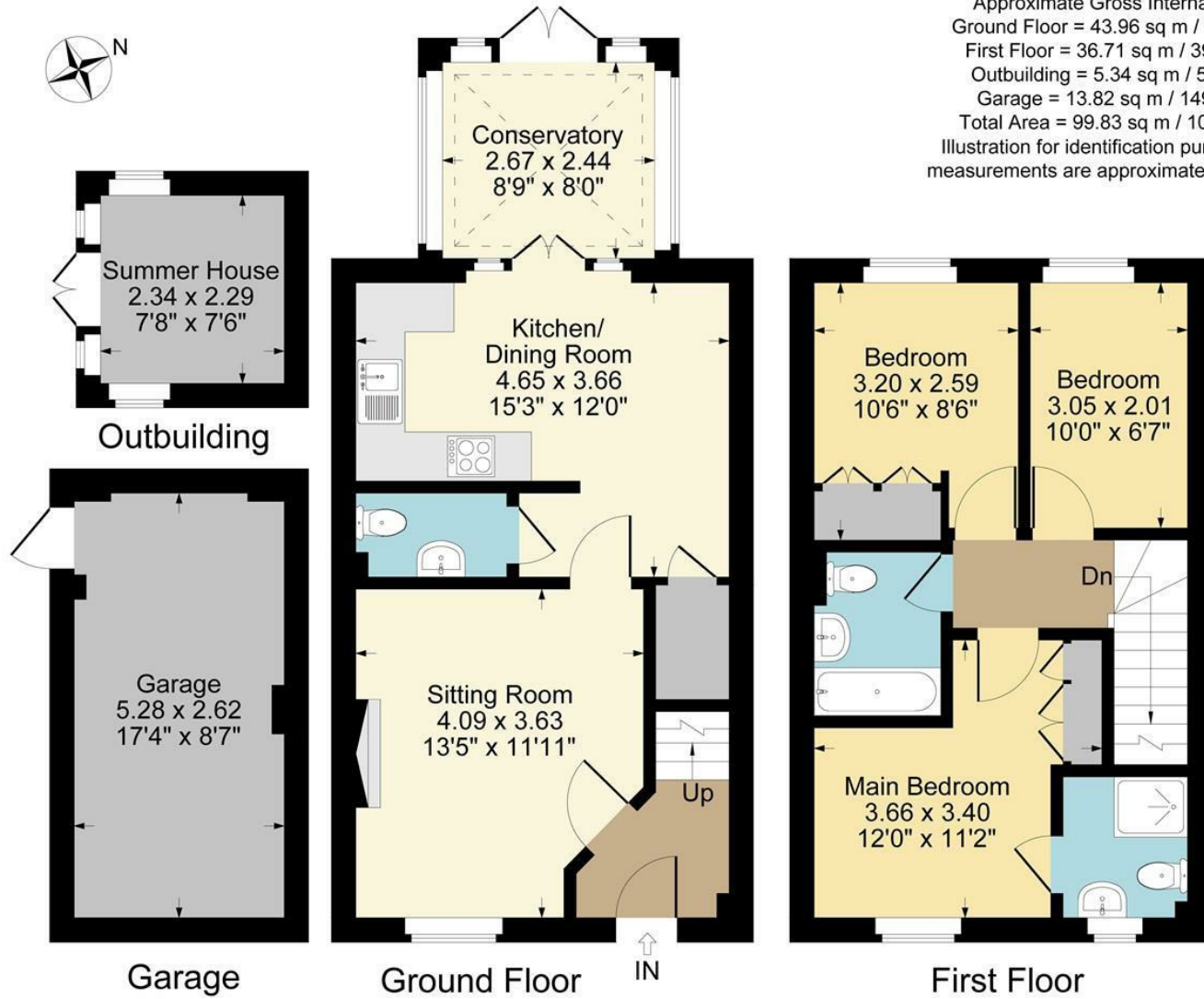
**COUNCIL TAX:** Council Tax is levied by the Local Authority and is understood to lie in Band D.

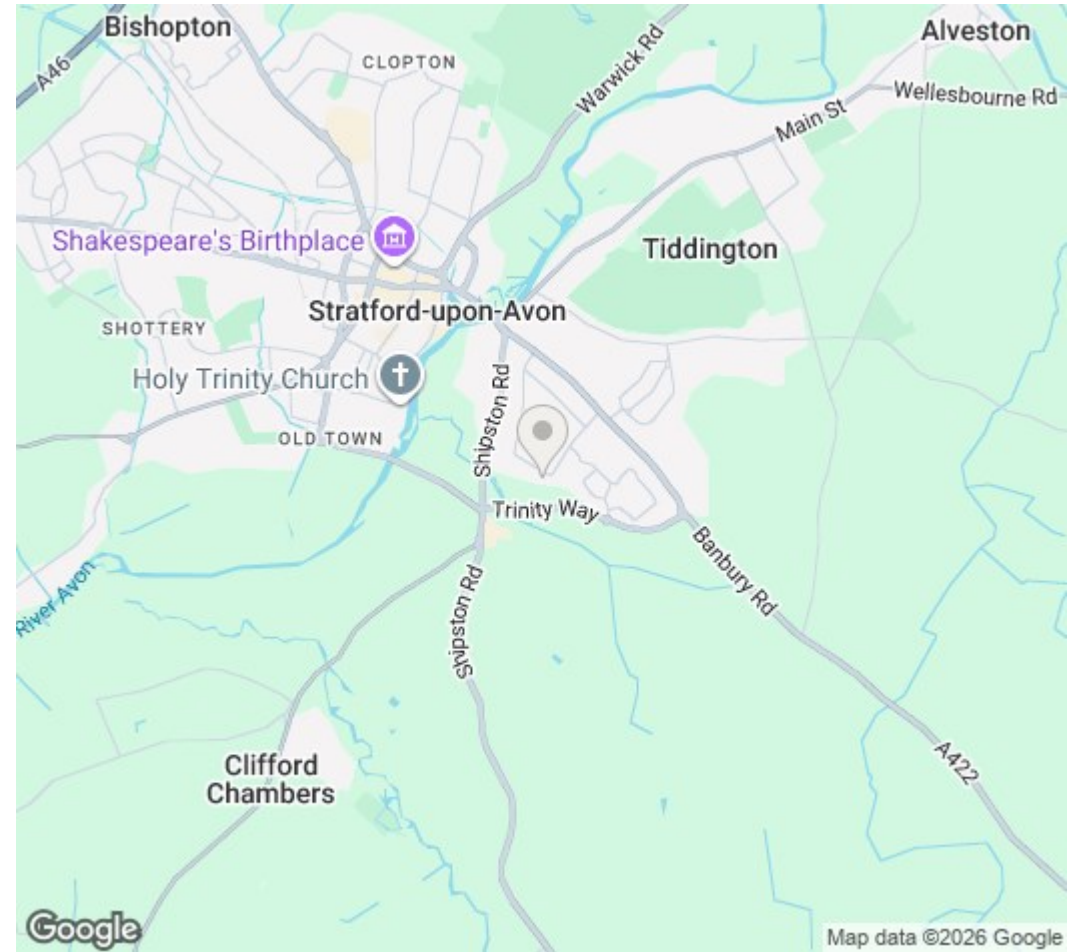
**CURRENT ENERGY PERFORMANCE CERTIFICATE RATING:** C. A full copy of the EPC is available at the office if required.

**VIEWING:** By Prior Appointment with the selling agent.



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53 Henley Street, Stratford-upon-Avon, Warwickshire, CV37 6PT  
01789 415444 | stratford@peterclarke.co.uk | www.peterclarke.co.uk

